

# Chapter 2

## Chapter 2: Land Use Element

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## **I. Background**

### **Purpose**

Land use is the act of defining compatible activities and built forms in order to determine their appropriate distribution within a given area. Land use authority is given to local governments to shape the physical environment by recognizing daily needs and directing future long-term changes in housing, business, recreation, and open space.

This Land Use Element contains two major components, the Land Use Goals and Policies, and Land Use Policy Map, which explain how development and preservation of land should occur in the Antelope Valley. The Land Use Goals and Policies articulate how the Area Plan's Vision Statement and Rural Preservation Strategy will be achieved by setting out intended land use outcomes. As a visual reflection of the Land Use Goals and Policies, the Land Use Policy Map provides land use designations that establish locations for various types and densities of land use in the unincorporated Antelope Valley. The Land Use Policy Map determines the highest intensity of future development that the land can accommodate within a certain timeframe.

### **Issues**

Over the last few decades, the Antelope Valley experienced surges of development pressures. Policymakers and citizens gained greater knowledge of how new development contributes to environmental degradation, resource scarcity, and natural hazard risks. Accordingly, local governments needed to balance increased growth with obligations to protect existing natural resources. These new obligations, combined with a better understanding of the importance of balancing rural and urban areas in Los Angeles County, have created a new model for regional development. This new model, which directs new investment to areas with existing and/or planned services and facilities and away from areas with natural hazards and environmental resources, will shape land use in the Valley, with policies that emphasize resource efficiency, economic growth, and the preservation of rural character. Over the next 20 years, this Element will balance growth and economic development, the desires of residents to preserve their rural way of life, and the need for hazard avoidance and mitigation to determine the level of development that these factors can support.

### **Vision and Strategy**

The Area Plan's Vision Statement sets the tone of this Element, which is intended to create opportunities for the Antelope Valley to change and grow while preserving the rural lifestyle enjoyed by current residents and support a vibrant economy. The Area Plan's Rural Preservation Strategy guides the Land Use Policy Map, creating a pattern of rural town center areas, rural town areas, rural preserve areas, and economic opportunity areas. Each town in the Valley will flow outward from vibrant town centers that offer a range of housing and local-serving activities for day-to-day living. Lower-density rural residences will surround these town centers, buffered by large contiguous open spaces that contain habitat areas, recreational spaces, and rural economic activities. In addition, the Rural Preservation Strategy and the Land Use Policy Map lay out the framework for how the Antelope Valley

will deal with the changes that result from, and take advantage of the opportunities brought on by, new state and regional infrastructure projects, particularly the High Desert Corridor and the Northwest 138 Corridor Improvement Project.

## **II. Goals and Policies**

Goals LU 1: A land use pattern that maintains and enhances the rural character of the unincorporated Antelope Valley.

- Policy LU 1.1: Direct the majority of the unincorporated Antelope Valley's future growth to rural town center areas and identified economic opportunity areas, through appropriate land use designations, as indicated in the Land Use Policy Map (Map 2.1) of this Area Plan.
- Policy LU 1.2: Limit the amount of potential development in rural preserve areas, through appropriate land use designations with very low residential densities, as indicated in the Land Use Policy Map (Map 2.1) of this Area Plan.
- Policy LU 1.3: Maintain the majority of the unincorporated Antelope Valley as Rural Land, allowing for agriculture, equestrian and animal-keeping uses, and single-family homes on large lots.
- Policy LU 1.4: Ensure that there are appropriate lands for commercial and industrial services throughout the unincorporated Antelope Valley sufficient to serve the daily needs of rural residents and to provide local employment opportunities.
- Policy LU 1.5: Provide varied lands for residential uses sufficient to meet the needs of all segments of the population, and allow for agriculture, equestrian uses and animal-keeping uses in these areas where appropriate.

Goal LU 2: A land use pattern that protects environmental resources.

- Policy LU 2.1: Limit the amount of potential development in Significant Ecological Areas, including Joshua Tree Woodlands, wildlife corridors, and other sensitive habitat areas, through appropriate land use designations with very low residential densities, as indicated in the Land Use Policy Map (Map 2.1) of this Area Plan.
- Policy LU 2.2: Except within economic opportunity areas, limit the amount of potential development within Scenic Resource Areas, including water features, significant ridgelines, and Hillside Management Areas, through appropriate land use designations, as indicated in the Land Use Policy Map (Map 2.1) of this Area Plan.
- Policy LU 2.3: Except within economic opportunity areas, limit the amount of potential development in Agricultural Resource Areas, including important farmlands designated by the State of California and historical farmland areas, through appropriate land use designations with very low residential densities, as indicated in the Land Use Policy Map (Map 2.1) of this Area Plan.
- Policy LU 2.4: Except within economic opportunity areas, limit the amount of potential development in Mineral Resource Areas, through appropriate land use designations with

very low residential densities, as indicated in the Land Use Policy Map (Map 2.1) of this Area Plan.

- Policy LU 2.5: Except within economic opportunity areas, limit the amount of potential development in riparian areas and groundwater recharge basins, through appropriate land use designations with very low residential densities, as indicated in the Land Use Policy Map (Map 2.1) of this Area Plan.
- Policy LU 2.6: Except within economic opportunity areas, limit the amount of potential development near the National Forests and on private lands within the National Forests, through appropriate land use designations with very low residential densities, as indicated in the Land Use Policy Map (Map 2.1) of this Area Plan.

Goal LU 3: A land use pattern that minimizes threats from hazards.

- Policy LU 3.1: Except within economic opportunity areas, prohibit new development on fault traces and limit the amount of development in Seismic Zones, through appropriate land use designations with very low residential densities, as indicated in the Land Use Policy Map (Map 2.1) of this Area Plan.
- Policy LU 3.2: Except within economic opportunity areas, limit the amount of potential development in Very High Fire Hazard Severity Zones, through appropriate land use designations with very low residential densities, as indicated in the Land Use Policy Map (Map 2.1) of this Area Plan.
- Policy LU 3.3: Except within economic opportunity areas, limit the amount of potential development in Flood Zones designated by the Federal Emergency Management Agency, through appropriate land use designations with very low residential densities, as indicated in the Land Use Policy Map (Map 2.1) of this Area Plan.
- Policy LU 3.4: Except within economic opportunity areas, limit the amount of potential development on steep slopes identified as Hillside Management Areas, through appropriate land use designations with very low residential densities, as indicated in the Land Use Policy Map (Map 2.1) of this Area Plan.
- Policy LU 3.5: Except within economic opportunity areas, limit the amount of potential development in landslide and liquefaction areas, through appropriate land use designations with very low residential densities, as indicated in the Land Use Policy Map (Map 2.1) of this Area Plan.
- Policy LU 3.6: Except within economic opportunity areas, limit the amount of potential residential development in airport influence areas and near military lands, through appropriate land use designations with very low residential densities, as indicated in the Land Use Policy Map (Map 2.1) of this Area Plan.
- Policy LU 3.7: All development projects located on parcels that are within an airport influence area shall be consistent with all policies of that airport's land use compatibility plan.

Goal LU 4: A land use pattern that promotes the efficient use of existing and/or planned infrastructure and public facilities.

- Policy LU 4.1: Direct the majority of the unincorporated Antelope Valley's future growth to the economic opportunity areas and areas that are served by existing or planned infrastructure, public facilities, and public water systems, as indicated in the Land Use designations shown on the Land Use Policy Map (Map 2.1) of this Area Plan.

Goal LU 5: A land use pattern that decreases greenhouse gas emissions.

- Policy LU 5.1: Ensure that development is consistent with the Sustainable Communities Strategy adopted in 2012, an element of the Regional Transportation Plan developed by the Southern California Association of Governments.
- Policy LU 5.2: Encourage the continued development of rural town centers that provide for the daily needs of surrounding residents, reducing the number of vehicle trips and providing local employment opportunities.
- Policy LU 5.3: Preserve open space areas to provide large contiguous carbon sequestering basins.
- Policy LU 5.4: Ensure that there is an appropriate balance of residential uses and employment opportunities within close proximity of each other.

Goal LU 6: A land use pattern that makes the Antelope Valley a sustainable and resilient place to live.

- Policy LU 6.1: Periodically review changing conditions to ensure that land use policies are compatible with the Area Plan's Rural Preservation Strategy, including economic opportunity areas.
- Policy LU 6.2: Ensure that the Area Plan is flexible in adapting to new issues and opportunities without compromising the rural character of the unincorporated Antelope Valley.

### **III. Land Use Policy Map**

The Land Use Policy Map (Map 2.1: Land Use Policy) implements the Goals and Policies through the framework of rural town center areas, rural town areas, rural preservation areas and economic opportunity areas outlined in the Area Plan's Rural Preservation Strategy (Map 2.2: Rural Preservation Strategy). These areas are described below and are further explained in the discussion of land use concepts for each community that is provided in Chapter 7: Community Specific Land Use Concepts.

#### **Rural Town Center Areas**

Rural town center areas are the focal points of rural communities, serving the daily needs of residents and providing local employment opportunities. The majority of new locally-oriented public facilities and new locally-oriented commercial uses should be directed to these areas. These areas will provide pleasant pedestrian environments and will be accessible by a range of transportation options to reduce

vehicle trips, as directed in the policies of the Mobility Element. Some of these areas will allow for a mix of commercial and residential uses.

Rural town center areas are located within the following Antelope Valley communities:

- Acton – Along Crown Valley Road between Gillespie Avenue and Soledad Canyon Road.
- Antelope Acres – Along 90th Street West between Avenue E-4 and Avenue E-12.
- Gorman – Along the Golden State Freeway surrounding the Gorman School Road interchanges.
- Lake Hughes – Along Elizabeth Lake Road between Trail I and Mountain View Road.
- Lake Los Angeles – Along Avenue O between 167th Street East and 172nd Street East, and along 170th Street East between Avenue O and Glenfall Avenue.
- Leona Valley – Intersection of Elizabeth Lake Road and 90th Street West.
- Littlerock – Along Pearblossom Highway between Little Rock Wash and 89th Street East.
- Pearblossom – Along Pearblossom Highway between 121st Street East and 133rd Street East.
- Quartz Hill – Along 50th Street West between Avenue L-6 and Avenue M-2.
- Roosevelt – Intersection of 90th Street East and Avenue J.
- Sun Village – Along Palmdale Boulevard between Little Rock Wash and 110th Street East, and along 90th Street East between Palmdale Boulevard and Avenue Q-14.

On the Land Use Policy Map, the primary land use designations in the rural town center areas include:

- Rural Commercial (CR)
- Mixed-Use – Rural (MU-R)
- Major Commercial (CM)
- Light Industrial (IL)

### **Rural Town Areas**

Rural town areas provide a transition between rural town centers and rural preserve areas, as they are occupied by a mix of residential and a wide variety of agricultural uses. The majority of new residential development should be directed to these areas, provided that such development is consistent with the existing community character and allows for various agricultural, equestrian, and animal-keeping uses where appropriate. These areas will provide transportation linkages to rural town center areas and other nearby destination points, as directed in the policies of the Mobility Element.

On the Land Use Policy Map, rural town areas are designated as Residential or as Rural Land, depending on the density of existing residential development. These land use designations include:

- Residential 30 (H30) – Maximum density of 30 residential units for each 1 net acre of land.
- Residential 18 (H18) – Maximum density of 18 residential units for each 1 net acre of land.
- Residential 9 (H9) – Maximum density of 9 residential units for each 1 net acre of land.
- Residential 5 (H5) – Maximum density of 5 residential units for each 1 net acre of land.
- Residential 2 (H2) – Maximum density of 2 residential units for each 1 net acre of land.
- Rural Land 1 (RL1) – Maximum density of 1 residential unit for each 1 gross acre of land.

- Rural Land 2 (RL2) – Maximum density of 1 residential unit for each 2 gross acres of land.
- Rural Land 5 (RL5) – Maximum density of 1 residential unit for each 5 gross acres of land.

These maximum densities shall apply to all new land divisions. Existing legal lots may be developed with one residential unit each, regardless of lot size, provided that such development meets applicable County Code requirements, and the siting of the structure is supportive of the policies in this Area Plan.

In addition, some rural town areas are designated for commercial or industrial use. These land use designations acknowledge existing commercial or industrial uses or identify appropriate locations for future commercial and industrial uses to serve local residents.

### **Rural Preserve Areas**

Rural preserve areas are areas of the unincorporated Antelope Valley outside of Rural Town Center and Town Areas, which are largely undeveloped and generally not served by existing infrastructure and public facilities. Many of these areas contain environmental resources, such as Significant Ecological Areas, Scenic Resource Areas, and Agricultural Resource Areas. In addition, many of these areas contain safety hazards, such as Seismic Zones, Very High Fire Hazard Severity Zones, and Flood Zones. The primary benefit of these areas is that they provide habitat for regionally significant biological species while simultaneously providing scenic values to residents. A secondary benefit of these areas is that they contain natural resources which provide economic opportunities. Development in these areas should be limited to single-family homes at very low densities, light and heavy agricultural uses, including equestrian and animal-keeping uses, and other uses where appropriate.

On the Land Use Policy Map, rural preserve areas are designated as Rural Land with a range of very low densities that reflect the underlying constraints, environmental resources, and safety hazards. These land use designations include:

- Rural Land 10 (RL10) – Maximum density of 1 residential unit for each 10 gross acres of land.
- Rural Land 20 (RL20) – Maximum density of 1 residential unit for each 20 gross acres of land.

The lowest land use densities (RL20) of the Area Plan have been used primarily for the Seismic Zones and Significant Ecological Areas, as these are areas where it is critical to limit development to ensure the safety of residents as well as the preservation of important ecological resources in the area. These maximum densities shall apply to all new land divisions. Existing legal lots may be developed with one residential unit each, regardless of lot size, provided that such development meets applicable County Code requirements, and the siting of the structure is supportive of the policies in this Area Plan.

In addition, some rural preserve areas are designated for commercial or industrial use. These land use designations acknowledge uses or identify appropriate locations for future commercial and industrial uses to serve local and regional needs.

### **Economic Opportunity Areas**

The Land Use Policy Map of the Area Plan also identifies three economic opportunity areas (EOAs). These are areas where major infrastructure projects are being planned by state and regional agencies, which would bring tremendous opportunities for growth and economic development in the vicinity of these projects. These projects include the High Desert Corridor on the east side of the Antelope Valley, and the Northwest 138 Corridor Improvement Project on the west side. Both projects are being undertaken by Los Angeles County Metropolitan Transportation Authority (Metro) and California Department of Transportation (Caltrans).

The Area Plan identifies three EOAs located along the proposed route of the two projects. These are the East EOA, encompassing the communities of Lake Los Angeles, Sun Village, Littlerock, Pearblossom, Llano, and Crystalair; the Central EOA, located along Avenue D, just north of William J. Fox Airfield and west of State Route 14 Freeway; and the West EOA near the Interstate 5 along State Route 138/Avenue D, immediately east and west of the California Aqueduct and including portions of the Neenach and Gorman communities.

The EOAs include areas identified as existing Rural Town Centers, or Rural Town Areas. The EOAs also include areas that have the potential to develop as future Rural Town Areas, as well as Non-Preserve Areas that may be used for a variety of rural uses compatible with the surrounding areas, such as residential, agricultural and open-space uses. Wherever appropriate, these EOAs are designated with land use designations that would allow for a balanced mix of residential, commercial, and light industrial uses, while preserving the rural character and ecological resources of the surrounding areas. A jobs-housing balance is achieved by using medium-density residential, commercial and industrial land use designations in areas appropriate for development, while designating areas with important ecological resources as open space conservation areas. The land use designations within the EOAs include:

- Residential 18 (H18) – Maximum density of 18 residential units for each 1 net acre of land.
- Residential 5 (H5) – Maximum density of 5 residential units for each 1 net acre of land.
- Residential 2 (H2) – Maximum density of 2 residential units for each 1 net acre of land.
- Rural Land 1 (RL1) – Maximum density of 1 residential unit for each 1 gross acre of land.
- Rural Land 2 (RL2) – Maximum density of 1 residential unit for each 2 gross acres of land.
- Rural Land 10 (RL10) – Maximum density of 1 residential unit for each 10 gross acres of land.
- Rural Land 20 (RL20) – Maximum density of 1 residential unit for each 20 gross acres of land.
- Conservation (OS-C)
- Rural Commercial (CR)
- Mixed Use – Rural (MU-R)
- Light Industrial (IL)
- Heavy Industrial (IH)

### **Public and Open Space Land**

Existing open space lands throughout rural town center areas, rural town areas, rural preserve areas and EOAs are identified on the Land Use Policy Map as one of the following Open Space designations, depending on the use of the land:



- Parks and Recreation (OS-PR)
- Conservation (OS-C)
- Water (OS-W)
- Bureau of Land Management (OS-BLM)
- National Forest (OS-NF)
- Military Land (OS-ML)

Privately owned lands within the National Forest are designated on the Land Use Policy Map as Rural Land, indicating the underlying infrastructure constraints, environmental resources, and safety hazards.

Existing public and semi-public facilities are designated on the Land Use Policy Map as Public and Semi-Public Facilities (P).

## Land Use Legend

**Table L-1: Land Use Legend**

Land Use	Code	Permitted Density or FAR	Purpose
RURAL			
Rural Land 1	RL1	Residential: Maximum 1du/1 gross ac Non-Residential: Maximum FAR 0.5	Single-family residences; equestrian and limited animal uses; and limited agricultural and related activities.
Rural Land 2	RL2	Residential: Maximum 1 du/2 gross ac Non-Residential: Maximum FAR 0.5	
Rural Land 5	RL5	Residential: Maximum 1 du/5 gross ac Non-Residential: Maximum FAR 0.5	
Rural Land 10	RL10	Residential: Maximum 1 du/10 gross ac Non-Residential: Maximum FAR 0.5	Single-family residences; equestrian and animal uses; and agricultural and related activities.
Rural Land 20	RL20	Residential: Maximum 1 du/20 gross ac Non-Residential: Maximum FAR 0.5	
RESIDENTIAL			
Residential 2	H2	Residential: 0–2 du/net ac	Single-family residences.
Residential 5	H5	Residential: 0–5 du/net ac	

Residential 9	H9	Residential: 0–9 du/net ac	
Residential 18	H18	Residential: 0–18 du/net ac	Single-family residences, two-family residences
Residential 30	H30	Residential: 0-30 du/net ac	Single-family residences, two-family residences, multifamily residences.
COMMERCIAL			
Rural Commercial	CR	Residential: 0-5 du/net ac Non-Residential: Maximum FAR 0.5	Limited, low-intensity commercial uses that are compatible with rural and agricultural activities, including retail, restaurants, and personal and professional offices.
MIXED USE			
Mixed Use - Rural	MU-R	Residential: 0-5 du/net ac Non-Residential: Maximum FAR 0.5 Mixed Use: 0-5 du/net ac and FAR 0.5	Limited, low intensity commercial uses that are compatible with rural and agricultural activities, including retail, restaurants, and personal and professional offices; residential and commercial mixed uses.
INDUSTRIAL			
Light Industrial	IL	Non-Residential: Maximum FAR: 1.0	Light industrial uses, including light manufacturing, assembly, warehousing and distribution.
Heavy Industrial	IH	Non-Residential: Maximum FAR: 1.0	Heavy industrial uses, including heavy manufacturing, refineries, and other labor and capital intensive industrial activities.
PUBLIC AND SEMI-PUBLIC			
Public and Semi-Public Facilities	P	Residential: Density Varies Non-Residential: Maximum FAR: 3.0	<p>Public and semi-public facilities and community-serving uses, including public buildings and campuses, schools, hospitals, cemeteries, and fairgrounds; airports and other major transportation facilities.</p> <p>Other major public facilities, including planned facilities that may be public-serving but may not be publicly accessible, such as landfills, solid and liquid waste disposal sites, multiple use stormwater treatment facilities, and major utilities.</p> <p>* In the event that the public or semi-public use of mapped facilities is terminated, alternative uses that are compatible with the surrounding development, in keeping with community character, are permitted.</p>
OPEN SPACE			

Conservation	OS-C	N/A	The preservation of open space areas and scenic resource preservation in perpetuity. Applies to land that is legally <u>dedicated for open space and conservation efforts</u> .
Parks and Recreation	OS-PR	N/A	Open space recreational uses, such as regional and local parks, trails, athletic fields, community gardens, and golf courses.
National Forest	OS-NF	N/A	Areas within the National Forest and managed by the National Forest Service.
Bureau of Land Management	OS-BLM	N/A	Areas that are managed by the Federal Bureau of Land Management.
Water	W	N/A	Bodies of water, such as lakes, reservoirs, natural waterways, and man-made infrastructure, such as drainage channels, floodways, and spillways. Includes active trail networks within or along drainage channels.
Military Land	ML	N/A	Military installations and land controlled by U.S. Department of Defense.
<b>OVERLAYS</b>			
Special Management Areas	SMA	N/A	Special Management Areas require additional development regulations due to the presence of natural resources, scenic resources, or identified hazards. Development regulations are necessary to prevent loss of life and property, and to protect the natural environment.
-- Agricultural Resource Areas	ARA	N/A	Agricultural Resource Areas consist of farmlands identified by the California Department of Conservation and farms that have received permits from the Los Angeles County Agricultural Commissioner/Weights and Measures. The County encourages the preservation and sustainable utilization of agricultural land, agricultural activities and compatible uses within these areas.
-- Mineral Resource Zones	MRZ	N/A	Mineral Resource Zones are commercially viable mineral or aggregate deposits, such as sand, gravel and other construction aggregate. The County's Mineral Resources consist of the California Geological Survey's identified deposits of regionally significant aggregate resources.
-- Significant Ecological Areas	SEA	N/A	Significant Ecological Areas are lands in the County that contain irreplaceable biological resources. Individual SEAs include undisturbed or lightly disturbed habitat supporting valuable and threatened species, linkages and corridors to promote species movement, and are sized to support sustainable populations of its component species. Note: the SEAs within the jurisdiction of cities are shown on the map for reference and visual continuity, and are intended to be used for informational purposes only.
Specific Plan	SP	N/A	Specific Plans contain precise guidance for land development, infrastructure, amenities and resource conservation. Specific plans must be consistent with the General Plan. Detailed policy and/or regulatory requirements are contained within each adopted Specific Plan document.

Irrespective of the residential densities specified for each land use category, existing prohibitions on further subdivision of previously subdivided lots shall apply and be strictly enforced.

#### **IV. Additional Considerations**

##### **Special Management Areas**

Special Management Areas, identified in the Countywide General Plan, are environmental features found throughout rural town areas and rural preserve areas. Goals and Policies regarding these Special Management Areas are provided in the other Elements of this Area Plan, as follows:

- Agricultural Resource Areas – Conservation and Open Space Element (Goal COS 6 and related policies, Goal COS 7 and related policies)
- Flood Zones – Public Safety, Services and Facilities Element (Goal PS 7 and related policies)
- Hillside Management Areas – Land Use Element (Goal LU 3 and related policies), Conservation and Open Space Element (Goal COS 5 and related policies, Goal COS 16 and related policies, Goal COS 19 and related policies), Public Safety, Services and Facilities Element (Goal PS 6 and related policies)
- Landslide Zones – Public Safety, Services and Facilities Element (Goal PS 6 and related policies)
- Liquefaction Zones – Public Safety, Services, and Facilities Element (Goal PS 6 and related policies)
- Mineral Resource Zones – Conservation and Open Space Element (Goal COS 8 and related policies)
- Scenic Resource Areas – Conservation and Open Space Element (Goal COS 5 and related policies, Goal COS 15 and related policies)
- Seismic Zones – Public Safety, Services and Facilities Element (Goal PS 6 and related policies)
- Significant Ecological Areas – Land Use Element (Goal LU 2 and related policies), Conservation and Open Space Element (Goal COS 4 and related policies, Goal COS 16 and related policies, Goal COS 18 and related policies, Goal COS 19 and related policies)
- Very High Fire Hazard Severity Zones – Conservation and Open Space Element (Goal COS 5 and related policies, Goal COS 16 and related policies), Public Safety, Services and Facilities Element (Goal PS 7 and related policies)

##### **Major Planned Infrastructure Projects**

There are two major infrastructure projects in the Antelope Valley that are in varying stages of planning and environmental review. These are the High Desert Corridor (HDC) and the Northwest 138 Corridor Improvement Project (NW138), which are both joint projects of Metro and Caltrans.

The HDC is a proposed new multi-purpose transportation link between State Route 14 in Los Angeles County and State Route 18 in San Bernardino County. This project is envisioned to connect some of the fastest growing residential, commercial and industrial areas in Southern California, including the cities of Palmdale, Lancaster, Adelanto, Victorville, and the Town of Apple Valley.

The NW138 is a proposed substantial upgrade of the existing State Route 138 segment from Interstate 5 to State Route 14. This corridor currently serves as a bypass for people and goods movement, which provides critical mobility to, from and within the western portion of the Antelope Valley.

Development of the HDC and the NW138 projects would significantly impact the land use pattern in the unincorporated Antelope Valley. Together, these two projects will connect the Antelope Valley to major economic centers in Northern and Southern California, Nevada and beyond. In some areas, these future projects could support commercial and industrial development, providing additional local employment opportunities and reducing the need for long-distance commuting.

As mentioned earlier, three EOAs have been identified along the proposed routes of these projects, where increased residential, commercial and industrial uses are encouraged. As more details of these infrastructure projects are finalized in the coming years (i.e. route alignments, location of on-off ramps, number of lanes etc.), a comprehensive study of each of these EOAs should be undertaken in order to make any necessary adjustments to the Area Plan to fit the final design of these projects. This will be undertaken through a community planning process that should carefully consider potential changes to the Area Plan, including the Land Use Policy Map, balancing the need for economic development and local employment with rural preservation and environmental priorities.

#### **Utility-Scale Renewable Energy Production Facilities**

Utility-scale renewable energy production facilities may be allowed in Rural Land designations without a Plan Amendment. However, applications for such facilities may require discretionary approval and shall be subject to the California Environmental Quality Act and the County's environmental review and public hearing procedures. Applications for such facilities must be carefully considered and must be consistent with the relevant Goals and Policies of the Area Plan, especially Goal COS 10 and related policies, Goal COS 13 and related policies, and Goal COS 14 and related policies. (For more information, see Chapter 4: Conservation and Open Space Element)

#### **Palmdale Regional Airport**

Los Angeles World Airports owns a number of parcels in the central portion of the Antelope Valley that are currently in unincorporated territory but are surrounded by the City of Palmdale. These parcels have been designated as Public and Semi-Public Facilities (P) to acknowledge the existing Palmdale Regional Airport, which will be significantly expanded to become a regional commercial airport. Policies in the Mobility Element, and the Public Safety, Services and Facilities Element support the development of Palmdale Regional Airport, and that is the primary vision for these parcels. However, at the time of this Area Plan's adoption, the airport is inactive and no commercial air service is offered. Until such time that the airport is expanded, this Area Plan recommends that commercial and industrial uses be allowed on these parcels without a Plan Amendment, as such development will offer opportunities for employment and economic growth. However, these uses must be compatible with airport operations and must not restrict or prohibit future expansion of the airport.

#### **Amendments to the Land Use Policy Map**

After the Area Plan is adopted, property owners may request amendments to the Land Use Policy Map. These applications will be subject to the County's environmental review and public hearing procedures for Plan Amendments.

Amendments to the Land Use Policy Map requested by property owners must be carefully considered and may be approved through a public hearing and recommendation by the Regional Planning Commission and subsequent public hearing and adoption by the Los Angeles County Board of Supervisors, subject to the following findings:

- The Plan Amendment is necessary to realize an unmet community need;
- The Plan Amendment will allow development that maintains and enhances rural character, protects environmental resources, minimizes threats from hazards, helps implement economic opportunity areas, and promotes the efficient use of existing infrastructure and public facilities in a manner that is equal or superior to the development allowed by the existing land use designation;
- The Plan Amendment is consistent with the relevant Goals and Policies of the various Elements of the Area Plan; and
- The Plan Amendment meets the applicable findings required by the Countywide General Plan.